

COUNTY OF YORK

MEMORANDUM

DATE: May 18, 2004 (BOS Mtg. 6/1/04)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. SE-13-04, Omnipoint Communications

ISSUE

This application requests a Special Exception, pursuant to Section 24.1-231(b) of the Zoning Ordinance, to authorize an exemption to the height regulations for the IL (Limited Industrial) zoning district to allow the replacement of a 150-foot guyed telecommunications tower with a 180-foot (30-foot increase in height) free-standing monopole tower on property located at 5806 Mooretown Road (Route 603). The subject property is located on the east side of Mooretown Road, approximately 900 feet north of its intersection with Ewell Road and is further identified as Assessor's Parcel No. 5-14-B. The existing tower is currently leased by the Virginia Department of Game and Inland Fisheries, and the additional height will allow additional users, including the applicant, to locate on the facility.

DESCRIPTION

- Property Owner: Peter V. Henderson
- Location: 5806 Mooretown Road (Route 603)
- Area: Approximately 2,500 square feet of leased area within a 13.23-acre parcel
- Frontage: Approximately 250 feet on Mooretown Road
- Topography: Flat
- 2015 Land Use Map Designation: Low Density Residential
- Zoning Classification: IL – Limited Industrial
- Existing Development: Office buildings, 150-foot guyed communications tower
- Surrounding Development:
 - South: Vacant parcel, residential parcel, Ewell Industrial Park beyond
 - North: Offices, contractor's shop, single-family residential beyond
 - East: Contractor's yard
 - West: Kingdom Hall Church, single family residences beyond Mooretown Road, railroad and Route 60 (James City County)

- Proposed Development: Replacement of existing 150-foot guyed communications tower with 180-foot free-standing monopole. The additional 30 feet in height is needed to accommodate additional users.

CONSIDERATIONS/CONCLUSIONS

1. This property has been used for many years as a communications tower site. There is an existing 150-foot tower on the site, which was legally established in accordance with all applicable County and other regulations.
2. Communications towers up to 100 feet tall are permitted as a matter-of-right in the IL – Limited Industrial District. Section 24.1-231(b)(1) of the Zoning Ordinance provides an opportunity for the Board of Supervisors to authorize exemptions to the 100-foot height limitation, subject to reasonable conditions. In this case, the added height is needed to accommodate additional users.
3. Providing enhanced communication capability through increasing the height of an existing tower, rather than constructing an additional tower, is consistent with the County's policy of promoting co-location. Given that one 150-foot tower is already located on the site, the visual impact of the increased tower height will be less than if a second tower were added to the site. A free-standing monopole will also eliminate the ground level visual impact and site development constraints associated with the existing guy lines.

RECOMMENDATION

The location is already an established tower site, and the 30-foot height increase for an existing tower will have far less visual impact than if a second 180-foot tower were erected on a separate site. Therefore, based on the considerations and conclusions as noted, I recommend that the Board approve this application through the adoption of proposed Resolution No. R04-12.

Carter/3337:AMP
Attachments

- Vicinity Map
- SUP Plan
- Applicant's Justification Statement
- Applicant's Photo Simulation of Proposed Tower
- Proposed Resolution No. R04-12